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UNIVERSITY OF CALIFORNIA

ORINDA

Hillside & Ridgeline DESIGN GUIDELINES

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INTRODUCTION

Orinda is situated on the crest of a hillside, a fact which has shaped its character and its growth. The town is a blend of natural beauty and human development. The hillsides are covered with a variety of trees and shrubs, and the ridgeline is a prominent feature of the landscape. The town's growth has been a result of the desire for a community that is both beautiful and functional. The town's character is a result of the unique combination of natural and human factors. The town's growth has been a result of the desire for a community that is both beautiful and functional. The town's character is a result of the unique combination of natural and human factors.

PURPOSE

The purpose of this document is to provide a framework for the development of Orinda. It is intended to guide the town's growth and development in a way that is consistent with its character and its goals. The document is a result of the town's efforts to create a community that is both beautiful and functional. It is a guide for the town's future, and it is a reflection of the town's values and its aspirations. The document is a result of the town's efforts to create a community that is both beautiful and functional. It is a guide for the town's future, and it is a reflection of the town's values and its aspirations.

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Prepared by
Wayne P. Rasmussen,
Planning Director

Graphics Assistance by
David L. Gates & Associates

January, 1988

Architecture well integrated into
the hillside environment

ORINDA

Hillside & Ridgeline

DESIGN GUIDELINES

Resolution No. 7-88

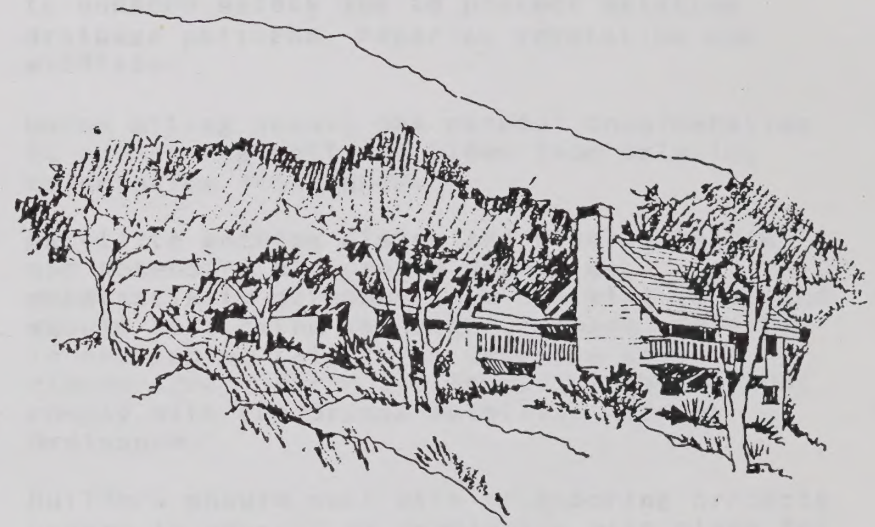
INTRODUCTION:

Orinda is situated in an area of secluded valleys and hills surrounded by a distinctive backdrop of larger hills. A pronounced natural accent is created by heavy mature tree growth and open meadows on the hills, and relatively undisturbed creeks extending through the valleys. Beneath the cover of trees, large lot home sites served by rural streets have developed over the years. These primary identifying features blend to create a unique semi-rural small town atmosphere which the community desires to preserve and enhance.

PURPOSE:

The purpose of this booklet is to communicate to future designers of hillside and ridgeline homes the kind of character and environmental sensitivity that the community wishes to achieve. In addition to being used by designers, the policies contained in this guide will be used by the City for evaluating projects. It is intended that this will improve communications between the community and designers to avoid the kind of misunderstandings that result in unnecessary plan modifications and time loss. Designs for additions to buildings and infrastructure in hillside and ridgeline areas should also conform to these guidelines.

The policies in this booklet are intended to guide safe, functional, attractive and environmentally sensitive development but not necessarily to regulate with the same effect as an ordinance. The policies are further intended to provide direction for "fitting" homes into the Orinda setting and not to act as specific engineering solutions.



Architecture well integrated into its hillside environment.

By applying these guidelines and approving development of private property, the City makes no representation regarding soils, drainage or other engineering solutions on a particular parcel. The City disclaims any liability for damage to property which results from development.

There is a large amount of information available in the following pages.

The information in this report is based on a study of the records of the Department of the Interior, Bureau of Land Management, for the years 1960-1961. The study was conducted by the Bureau of Land Management, and the results are presented in this report. The information is presented in a clear and concise manner, and is intended to provide a comprehensive overview of the land management activities of the Department of the Interior for the years 1960-1961.

CONCLUSION

The study has shown that the Department of the Interior has been successful in its efforts to manage the public lands. The Bureau of Land Management has been able to maintain a high level of efficiency in its operations, and has been able to provide a high level of service to the public. The study has also shown that the Department of the Interior has been successful in its efforts to protect the public lands from unauthorized use. The Bureau of Land Management has been able to maintain a high level of security, and has been able to prevent unauthorized use of the public lands.

The study has also shown that the Department of the Interior has been successful in its efforts to develop the public lands. The Bureau of Land Management has been able to develop a wide variety of resources, and has been able to provide a high level of service to the public. The study has also shown that the Department of the Interior has been successful in its efforts to protect the public lands from unauthorized use. The Bureau of Land Management has been able to maintain a high level of security, and has been able to prevent unauthorized use of the public lands.

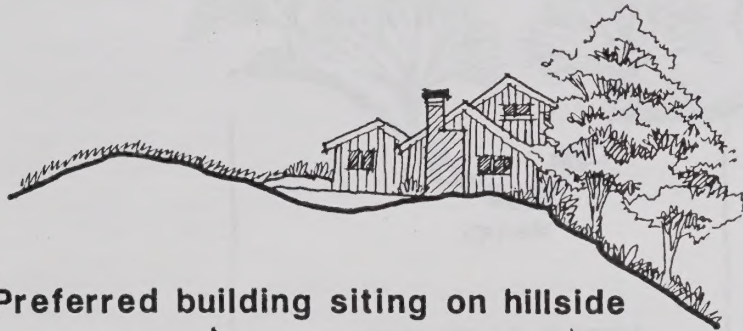


Map of the Department of the Interior, Bureau of Land Management, showing the location of the public lands.

The map shows the location of the public lands within the Department of the Interior, Bureau of Land Management. The map is oriented horizontally and shows the various states and territories within the United States. The public lands are indicated by a shaded area, and the map includes a legend to explain the symbols used.

BUILDING SITING:

- Significant ridgelines and open hillsides should be retained in as near a natural state as practical.
- Buildings, roads, driveways and other improvements should be sited in locations which are the least visible from outlying areas in order to protect the existing natural scenic qualities of the community. Concrete paving used in visible areas should be tinted to diminish the visual impact.
- The visual prominence of development should be minimized by taking advantage of existing site features for screening such as tree clusters, depressions in topography, setback hillside plateau areas and other natural features.

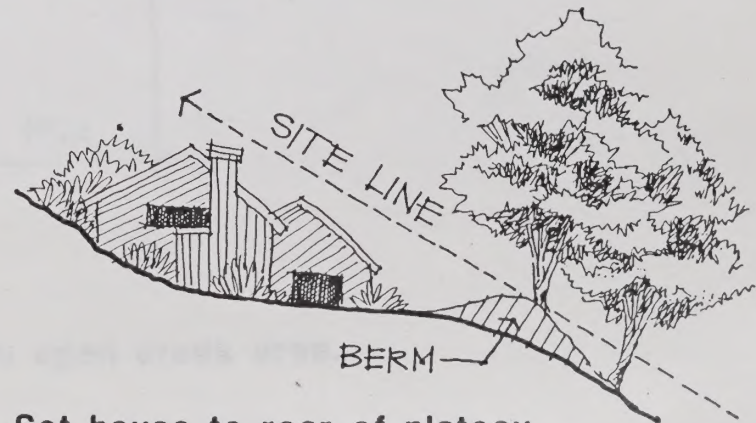


Preferred building siting on hillside



Poor siting on hillside

- Improvements should be sited away from creeks to enhance safety and to protect existing drainage patterns, riparian vegetation and wildlife.
- House siting should pay careful consideration to preserving outlying views from existing neighboring residences.
- Satellite antenna dishes and other antennas and accessory structures should be substantially screened from outlying areas and should be limited in height. Where cable TV is available, television antennas are discouraged. Where applicable, antennas must comply with the Orinda Satellite Antenna Ordinance.
- Builders should meet with neighboring property owners in advance of developing site plans for the purpose of resolving potential concerns relative to soils, storm drainage, setbacks, building height, view preservation and other planning and engineering related matters.



**Set house to rear of plateau,
create berm to screen building.**

According to the report of the
 1st of March of 1900...



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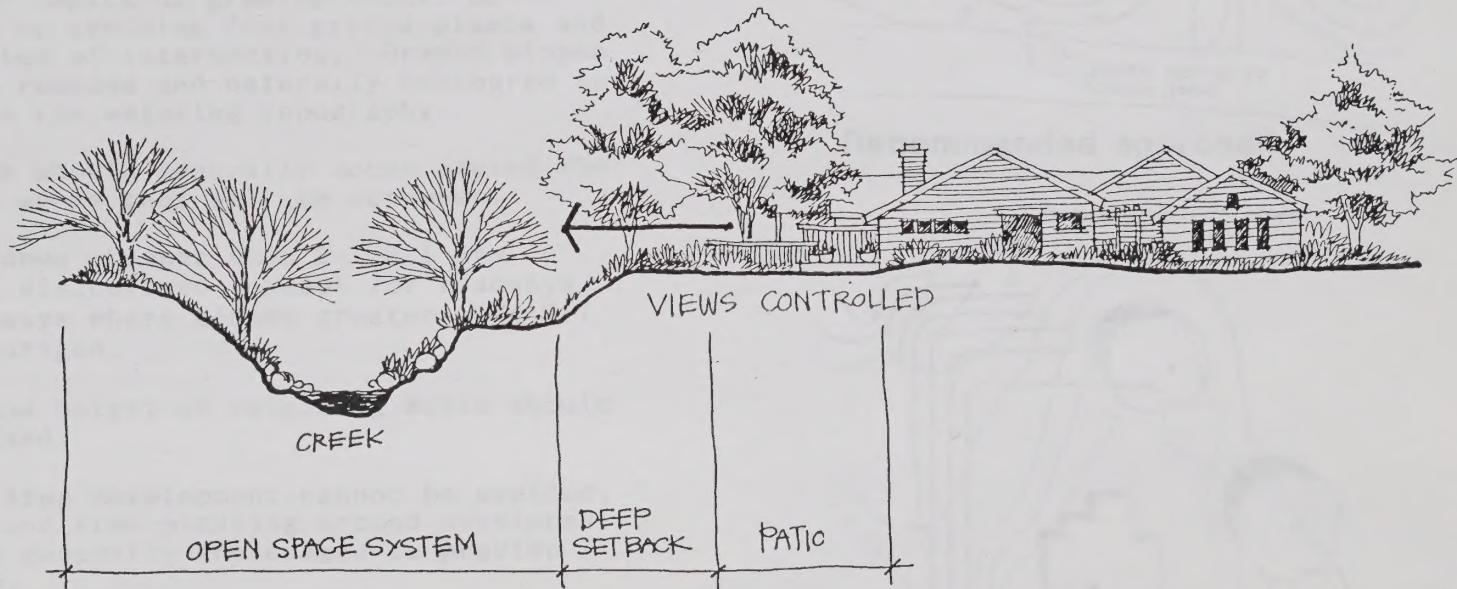


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THE END

GRADING

- Grading should be made to retain existing natural features such as hillsides, ridges, valleys, gullies, swales, etc. and to provide drainage, etc.
- Grading for houses, driveways, etc. should be made to provide drainage, etc. and to provide drainage, etc.



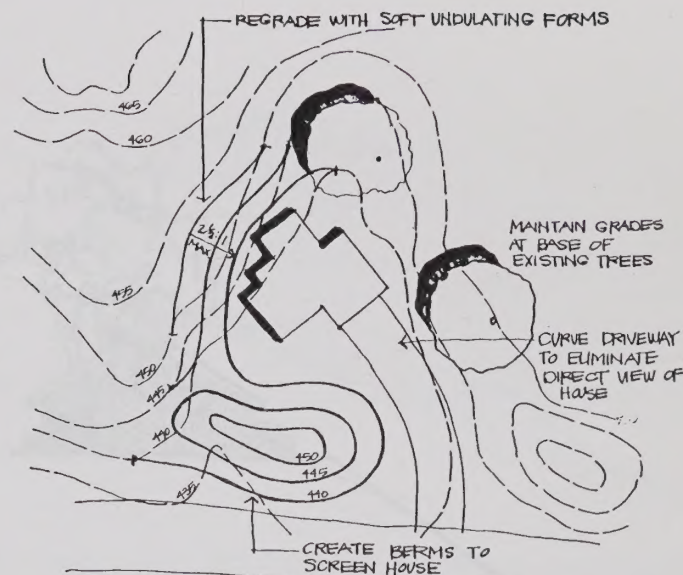
Homes backing up to an open creek area.

and from road on at the bottom right

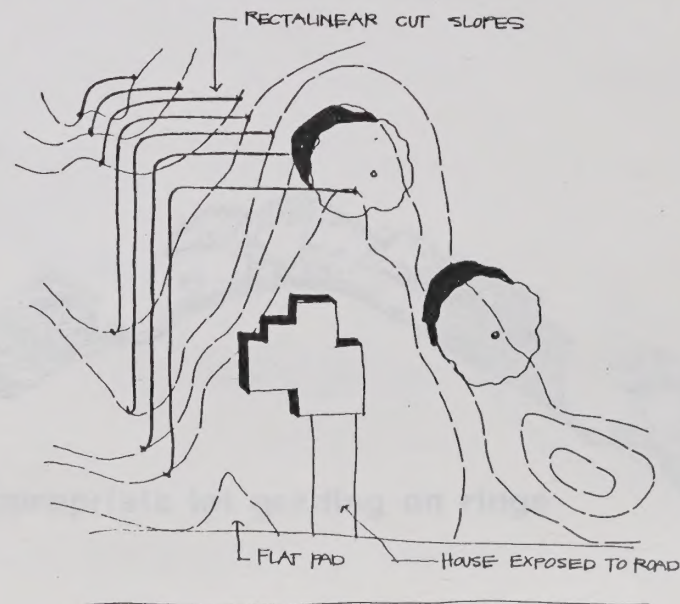


GRADING

- Every effort should be made to retain existing natural land features such as ridgelines, knolls, trees, shrubs, meadows, rock outcroppings, drainage courses, etc.
- Grading for houses, driveways, outdoor use areas, underground utilities, etc. should be compatible with existing topographic contours and minimized to preserve the natural topography of the site.
- The visual impact of grading should be minimized by avoiding flat graded planes and sharp angles of intersection. Graded slopes should be rounded and naturally contoured to blend with the existing topography.
- Cut slopes should generally occur behind the buildings where they will be screened.
- Graded slopes steeper than 2-1/2:1 are generally discouraged, except for roadways and driveways where slopes greater than 2:1 are discouraged.
- The use and height of retaining walls should be minimized.
- Where hilltop development cannot be avoided, mounding and tree planting around developed areas are generally encouraged to provide screening.
- Large flat pad grading for tennis courts, swimming pools and other recreation facilities on steep hillsides is discouraged.



Recommended approach



Avoid this treatment

GEOLOGICAL HAZARDS:

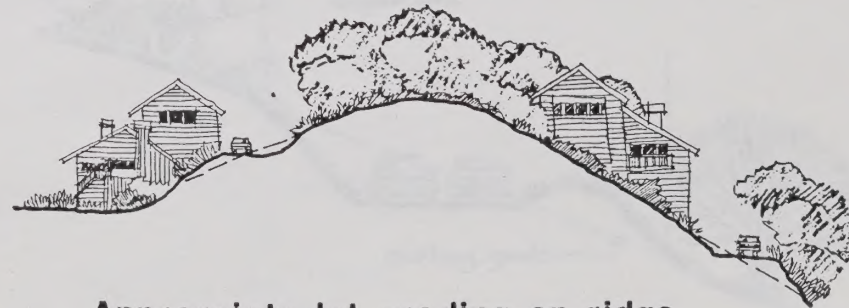
- Construction should not take place in geologic hazard areas identified as landslides, springs or earthquake fault zones.
- Risk of off-site geologic property damage should be minimized by locating development away from areas which are vulnerable to slope failure.
- Professional evaluation of soil conditions and potential geologic hazards should be completed for all new homes.



Create rounded natural contours

DRAINAGE:

- Storm water should be collected and conveyed to off-site systems in a manner which will avoid erosion and damage to on-site and adjacent properties.
- Where storm drainage improvements are necessary, they should be designed to create a natural rather than man-made appearance.
- On-site areas of impervious surfaces should be minimized to reduce run-off.
- Storm water from building roofs should be collected and conveyed to a comprehensive site drainage system.
- When off-site storm drainage impacts are anticipated, hydrology plans should be developed with input from neighboring property owners and submitted to the City with the proposed site development plans.



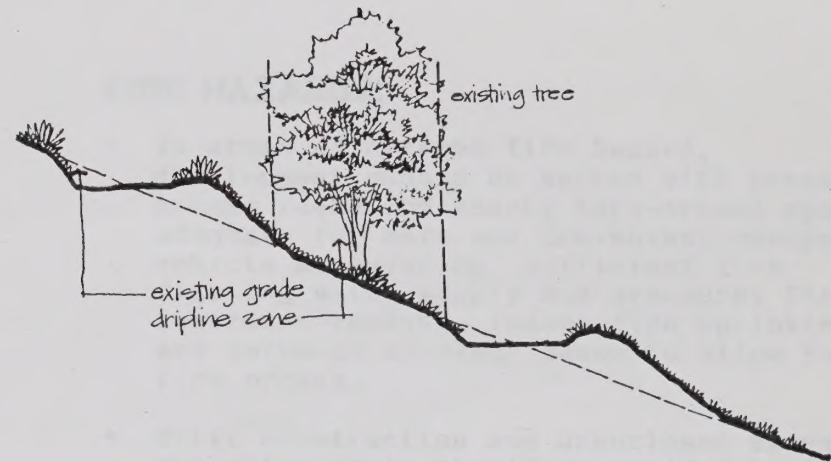
Appropriate lot grading on ridge

EROSION CONTROL:

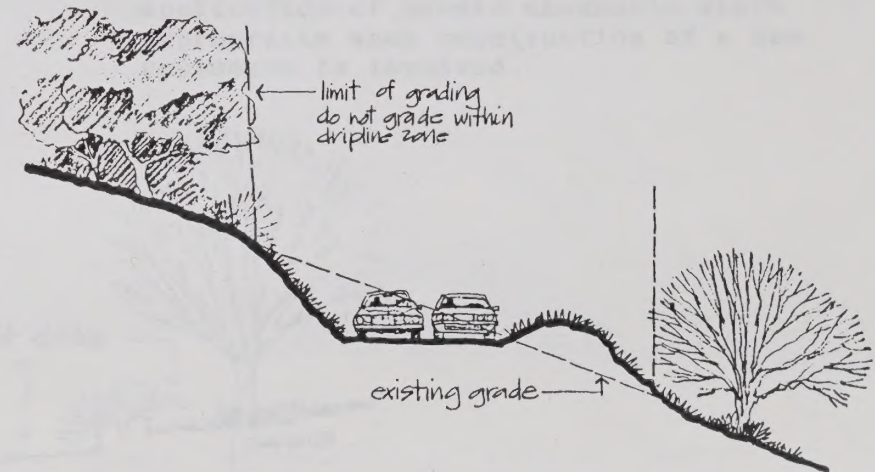
- Where applicable, grading plans should include erosion control and revegetation programs. Where erosion potential exists, hydro-seeding, silt traps, or other engineering solutions may be required.
- The timing of grading and construction should be controlled to avoid failure during construction. Detention basins and other storm and erosion control facilities may be required.

ROADS AND DRIVEWAYS:

- Hillside street design should reflect rural rather than urban street standards.
- All private drives and parking areas should be surfaced with City approved asphaltic/concrete or concrete paving.
- Whenever possible, roads and driveways should be constructed parallel to existing topographic contours and, if necessary, split in order to reduce the area of cut on hillsides or to preserve trees or other significant features.
- Street lighting is generally discouraged, as it is throughout the City. Exterior residential lighting in hillside and ridgeline areas should be unobtrusive and designed to reflect the natural surroundings.



Split roadways on hillsides where appropriate.



Roadway development on hillsides.

Approved for the Department of Defense



Approved for the Department of Defense



1. The purpose of this document is to provide a detailed description of the geographical features and terrain of the area shown in the attached sketch. This information is intended for use in the planning and execution of military operations in the area.

2. The area shown in the sketch is located in the southern part of the island of [Name of Island]. It is bounded by the [Name of Bay] to the west and the [Name of Bay] to the east. The terrain is generally hilly and rugged, with a number of small streams and rivers flowing through it. The highest point in the area is [Name of Hill/Mountain], which is located in the center of the area.

3. The sketch shows a number of key features, including the [Name of River], the [Name of Stream], and the [Name of Hill/Mountain]. It also shows the locations of several small settlements and villages, including [Name of Village 1] and [Name of Village 2]. The sketch is intended to provide a general overview of the area, and is not intended to be used as a precise map.

4. The information contained in this document is classified as [Classification Level]. It is to be controlled and handled in accordance with the applicable security regulations. No part of this document is to be released to the public without the express written approval of the [Name of Authority].

CLASSIFIED DOCUMENT

UTILITIES:

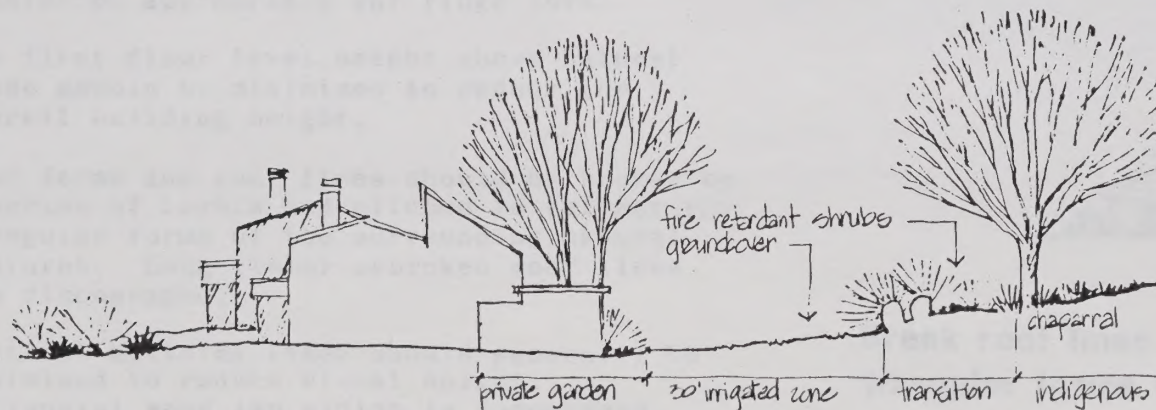
- All new utility lines should be installed underground.
- Utility trench locations should be carefully studied to avoid damage to existing trees and other vegetation, drainage patterns and topography. Boring under existing roads rather than excavating is strongly encouraged.
- The Sanitary District's policy is to locate proposed public sewers in streets if at all possible. Additional procedures and design standards for sanitary sewers located in hillside and creek areas are available from the Contra Costa Sanitary District.

FIRE HAZARDS:

- In areas of extreme fire hazard, development should be served with paved access roads and nearby turn-around space adequate for safe and convenient emergency vehicle maneuvering, sufficient fire fighting water supply and pressure, fire retardant roofing, indoor fire sprinklers and setbacks or clear zones to allow for fire breaks.
- Stilt construction and unenclosed eaves and attic vents should be avoided in fire hazard areas.

ENVIRONMENTAL PRESERVATION:

- Consideration should be given to the application of scenic easements where appropriate when construction of a new residence is involved.



Typical fire control section.



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ARCHITECTURE:

- Building form should be designed to conform to the site topography. This should be accomplished by stepping the building down the hillside instead of designing flatland homes for hillside settings.
- Pier and grade beam foundations are often encouraged to minimize disturbance to the natural grade and avoid retaining walls.
- Building height, bulk and size should respond to parcel size, site terrain and site constraints. Buildings should be designed to minimize visual height and bulk. Wall recesses and projections, roof overhangs, decks and other features which enhance the play of light and shadows are encouraged to reduce bulk and add interest.
- Building feature proportions (i.e., doors, windows, entries, roof structure, wall massing, etc.) should be carefully balanced.
- Multi-story homes are generally not considered appropriate for ridge lots.
- The first floor level height above natural grade should be minimized to reduce the overall building height.
- Roof forms and roof lines should be broken by a series of levels and pitches to reflect the irregular forms of the surrounding natural features. Long linear unbroken roof lines are discouraged.
- Vertical building lines should generally be minimized to reduce visual height. Horizontal wood lap siding is encouraged.

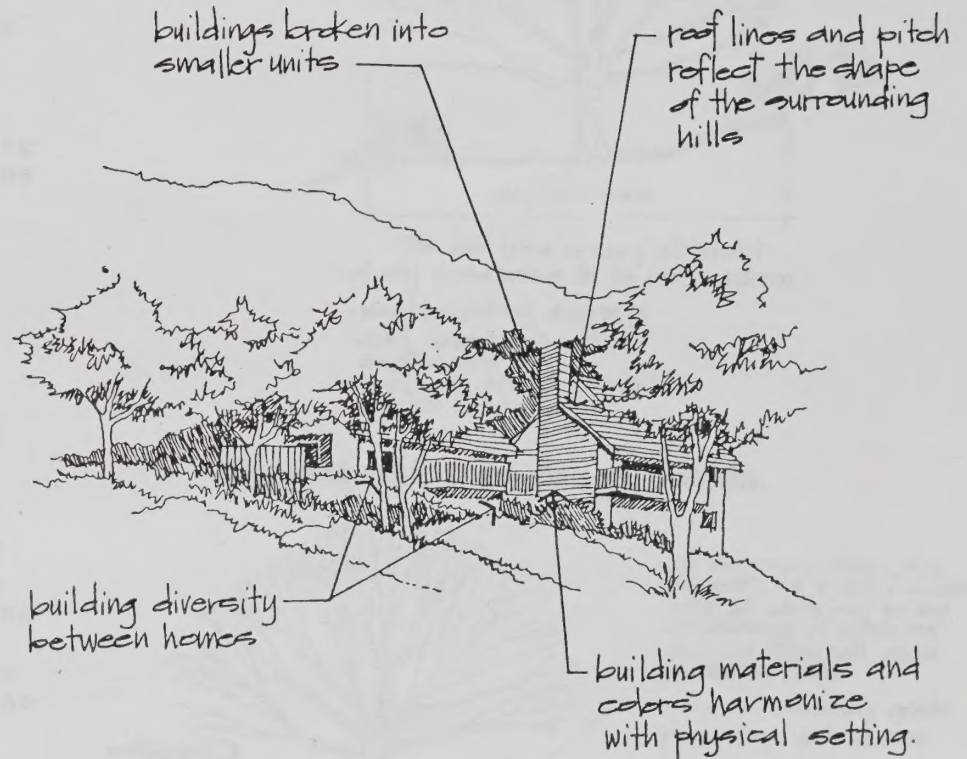


Step building to conform to site topography



Break roof lines and forms to reflect the irregular forms of the surroundings.

- The use of building siding should be consistent on all exterior building walls. Side and rear wall siding should match the front wall.
- Natural, not simulated, building siding should be used to compliment the natural environment. Hardboard siding (e.g., composition board siding) is discouraged.
- Medium earthtone building colors are encouraged which compliment the surrounding natural setting. Roof colors should tend toward darker earthtones. Dark colors will generally be less conspicuous when viewed from a distance.



1. The following are the
 names of the persons who
 have been appointed to the
 various committees of the
 Board of Directors.



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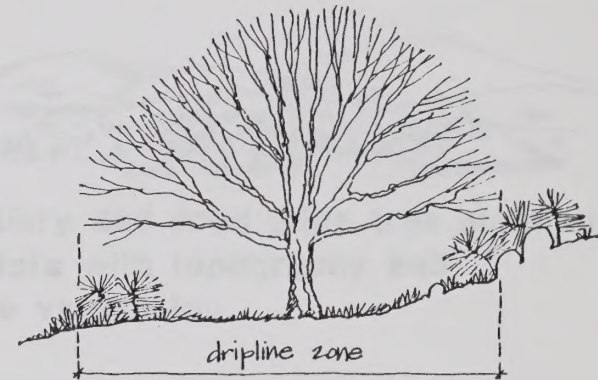
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LANDSCAPING:

- Existing trees should be preserved whenever feasible. Grading under tree driplines (including trenching for utilities) should be avoided whenever possible.
- Drainage patterns around existing trees should remain undisturbed in order to ensure preservation of the trees.
- Existing native vegetation (including grassy open spaces) should be preserved and the planting of new native materials is encouraged. Non-native plant materials should be compatible with the natural setting and confined to the immediate vicinity of the home.
- Fifteen gallon minimum sized staked trees should be planted to screen the view of hillside developments from outlying areas.
- Trees should be planted in random clusters, not in rows, to compliment the natural pattern of tree placement. Row planting of trees along property lines, roads, etc. is discouraged.
- Solid board screening fences are encouraged only when located in close proximity to the residence. Site perimeter and other outlying fencing should remain visually open (i.e., split rail or wire) in order to minimize the visual "ribbon-like" effect of fencing on the hillsides. Chain-link fencing in residential areas is discouraged, except for tennis court fencing.
- Landscaping should be adequately installed and distributed around structures to provide screening from substantial off-site views.

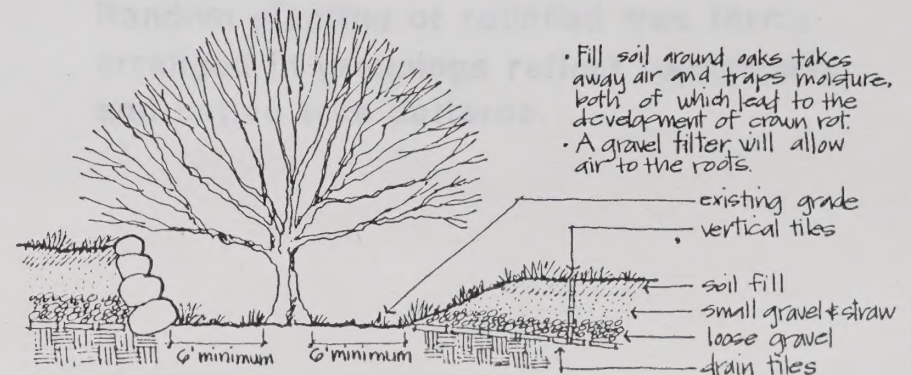
- Spacing of plant material should be adequate to provide infill within 18 months.



The oak tree is very intolerant of any disturbance to its root system.

- maintain existing drainage
- avoid compaction within dripline zone
- plant only drought tolerant species within dripline

Typical oak tree preservation.



- Fill soil around oaks takes away air and traps moisture, both of which lead to the development of crown rot.
- A gravel filter will allow air to the roots.

An appropriate response when fill is necessary in the dripline zone of an oak.

- The following varieties of plant materials are encouraged:

Native Trees:

Quercus Lobata/Valley Oak
 Quercus Kelloggii/California Black Oak
 Quercus Douglasii/Blue Oak
 Aesculus Californica/California Buckeye
 Acer Macrophyllum/Big Leaf Maple
 Acer Negundo/Box Elder
 Platanus Racemosa/California Sycamore

Suggested Compatible Trees:

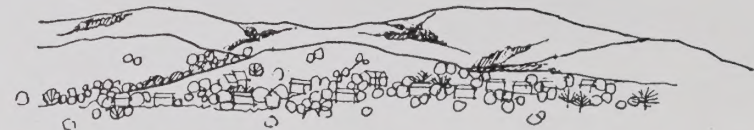
Quercus Species/Oak Species
 Pyrus Kawakamii/Evergreen Pear
 Pyrus Calleryana/Bradford Pear
 Cercis Occidentalis/Western Redbud
 Alnus Rhombifolia/White Alder
 Alnus Cordata/Italian Alder
 Celtis Sinensis/Chinese Hackberry
 Pistacia Chinensis/Chinese Pistachio
 Platanus Acerifolia/London Plane Tree
 Fraxinus Species/Ash
 Sequoia Sempervierns/Redwood

Native Shrubs:

Baccharis Pilularis/Coyote Brush
 Arctostaphylos Species/Manzanita Species
 Ceanothus Species/Wild Lilac
 Cistus Species/Rock Rose
 Rhamnus Californica/Coffeeberry
 Heteromeles Arbutifolia/Toyon
 Cercis Canadensis/Eastern Redbud
 Ribes Sanguineum/Red Flowering Currant
 Myrica Californica/Pacific Wax Myrtle
 Rhus Integrifolia/Lemonade Berry
 Rhus Ovata/Sugar Bush
 Mahonia Species



Boundary and road edge tree planting conflicts with topography and native vegetation.



Random planting or rounded tree forms arranged in groupings reflect topography and native tree patterns.

Suggested Compatible Shrubs:

Erica Species/Heather
Nerium Oleander/Oleander
Salvia/Artemisia/Sage
Euryops Pectinatus/Euryops
Pittosporum Species/Mock Orange
Lantana Species/Lantana
Ligustrum Japonicum/Japanese Privet
Myrtus Communis/True Myrtle
Pittosporum Tobira/Tobira
Spiraea Species/Spiraea
Viburnum Species/Viburnum
Westringia Rosmariniformis/Westringia
Photinia Fraseri/Photinia

- The following varieties of fire-retardant ground cover are encouraged in fire hazard areas:

Baccharis Pilularis, Prostratus/Prostrate
Coyote Bush
Hedera Helix/English Ivy
Helianthemum Nummularium/Sunrose
Rosmarinus Officinalis, Prostratus/Dwarf
Rosemary

- The following varieties of riparian plant materials are encouraged in riparian areas:

Suggested Riparian Trees:

Acer Macrophyllum/Big Leaf Maple
Alnus Cordata/Italian Alder
Aesculus Californica/Buckeye

Suggested Riparian Shrubs:

Acer Circinatum/Vine Maple
Ribes Sanguineum/Winter Currant
Geijera Parviflora/Australian Willow

Suggested Riparian Groundcovers:

Wild Flowers
Parthenocissus Tricuspidata/Boston Ivy
Vinca Major/Periwinkle
Hedera Helix "Hahn's"/Hahn's Ivy
Vinca Minor/Dwarf Periwinkle

RESEARCH REPORT

REPORT NO. 1

THE EFFECT OF TEMPERATURE ON THE RATE OF REACTION

BY J. H. KILPATRICK, JR.

RESEARCH REPORT

REPORT NO. 2

THE EFFECT OF TEMPERATURE ON THE RATE OF REACTION

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THE EFFECT OF TEMPERATURE ON THE RATE OF REACTION

BEFORE THE CITY COUNCIL OF THE CITY OF ORINDA

In The Matter of:

)
)
Amending the Architectural Provisions)
of the Orinda Hillside and Ridgeline)
Design Guidelines)

RESOLUTION NO. 91-88

On January 12, 1988, the City Council approved Resolution No. 7-88 adopting the Orinda Hillside and Ridgeline Design Guidelines.

Upon recommendation by the City staff and Planning Commission, the Council wishes to amend a portion of those Guidelines.

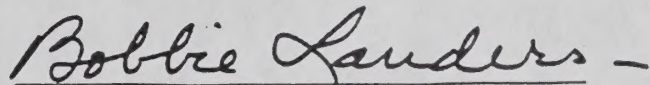
NOW, THEREFORE, the City Council of the City of Orinda resolves that the Orinda Hillside and Ridgeline Design Guidelines are amended by adding the following text to page 9 at the end of the section entitled "Architecture":

"The visual impact of structures with floor area exceeding five thousand square feet should be minimized by an appropriate combination of techniques which may include but is not limited to the following:

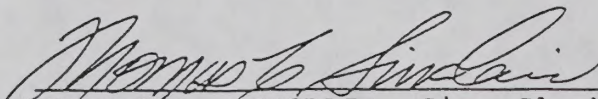
- ° insuring that the proposed building size and style are consistent with housing in the surrounding neighborhood;
- ° reducing building floor area;
- ° limiting maximum building height to 25 feet;
- ° increasing building setbacks to at least 1.5 times the normally required minimum;
- ° developing substantial landscape screening;
- ° limiting building width or length when visible from a public street or outlying valley areas;
- ° avoiding massive architectural design features such as blank walls, large building entries, unbroken wall planes, etc.;
- ° limiting massive retaining walls; and
- ° limiting front yard paving."

PASSED AND ADOPTED at a meeting of the City Council of the City of Orinda at a regular meeting held on December 13, 1988, by the following vote:

AYES:	COUNCILMEMBERS:	Dabel, Guidotti, Heggie, Knebel, Landers
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None


BOBBIE LANDERS, Mayor

ATTEST:


THOMAS C. SINCLAIR, City Clerk



000324723003

PROCEEDINGS OF THE CITY OF

In the Matter of:

including the recommendations of the City Council and the Board of Directors of the City of Berkeley.

On January 12, 1969, the City Council adopted Resolution No. 1-69, adopting the Ordinance relating to the City of Berkeley.

For information by the City Council and the Board of Directors, the City Council adopted a resolution of the City of Berkeley.

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The Board of Directors of the City of Berkeley, in its resolution of January 12, 1969, adopted a resolution of the City of Berkeley.

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Whereas the Board of Directors of the City of Berkeley, in its resolution of January 12, 1969, adopted a resolution of the City of Berkeley.

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Robert C. Johnson
Mayor, City of Berkeley

Robert C. Johnson
Mayor, City of Berkeley